

TOQUERVILLE PLANNING COMMISSION MINUTES

6:30 P.M. Work Meeting, 7:00 P.M. Regular Meeting Wednesday, December 17, 2014

Held at 212 N. Toquerville Blvd, Toquerville Utah

ATTENDANCE: Planning Commission Members: Chair Keen Ellsworth, Vice-Chair Jerome Gourley, David Hawkins, and Alex Chamberlain, Zoning/Staff Administrator Mike Vercimak, City Recorder Renee Garner. Others: Mike Ruesch, and Ryan Garner.

6:35 pm – WORK MEETING: Chair Keen Ellsworth called the meeting to order and excused Lonnie Christensen who has asked to resign.

1 & 2 Reviewed items on agenda & assignments given to Planning Commission (PC), from City Council (CC): A) Regarding ordinance #ORD.2014.07, Chair Ellsworth said he had given direction to Attorney Heath Snow to make some changes and was now waiting for a response. He would be tabling that item. B) David asked about the lot line adjustment. Mike Ruesch explained that he was just purchasing an acre from Ken Powell and the other acre would be absorbed back into Ken's home property. C) Chair asked if Johnny Hansen was still planning to go ahead with his request for a home occupation. Renee responded that the home owner's association had not given him the ok because the property he's renting is in foreclosure and they felt it no longer belonged to Lane Blackmore, but was now owned by a bank.

3. Chair reviewed information on the conditional use permit for December, 2014: Sunroc Corporation – Russell Leslie; Conditional Use. Everything is current. They are leasing the land to a wind farm for future development.

Jerome asked if the Mayor had contacted anyone to fill vacant commission positions. Renee answered that he was in the process.

Chair dismissed the Work Meeting and convened the Regular Meeting.

7:00 pm – REGULAR MEETING: 1. The Pledge of Allegiance was given by Keen Ellsworth. 2. Chair asked PC for any disclosures or declarations of conflict with agenda items. None were given.

A. REVIEW OF MINUTES: Minutes of the November 19, 2014, PC meeting were reviewed and discussed. Chair called for a motion.

Motion by Jerome Gourley to approve the minutes as amended and corrected was second David Hawkins. Chair: Minutes were approved unanimously by David Hawkins, Alex Chamberlain, Jerome Gourley, and Keen Ellsworth.

B. PUBLIC HEARING: Chair opened the Public Hearing to seek public input on the two items stated. Chairman read item one and asked for comments.

1. Item: Application for Home Occupation Permit for a Network Marketing Company - Essential Oils: Ryan Garner in Almond Hts area at 982 S Peachtree Drive. No comments were given. Chair read item two and asked for comments.

2. Item: Application for Home Occupation Permit for Handyman business: Johnny Hansen in Cholla Creek area at 1234 Cholla Circle. Chair called for comments. No comments were given.

Chair closed the public hearing.

C. PUBLIC FORUM: Chair asked for comments on any subject. None were given.

D. ACTION ITEMS:

1. Item: Ordinance #ORD.2014.07 to Prohibit Short Term Leases or Rentals of Properties in Residential, Agricultural and other zones. Chair Tabled this item pending more information from attorney.

2. Item: Application for Home Occupation Permit for a Network Marketing Company - Essential Oils: Ryan Garner in Almond Hts area at 982 S Peachtree Drive. The Staff recommendations for approval are, 1 this use cannot be enlarged, expanded, or changed otherwise without express written consideration and permission of the Toquerville Planning Commission, 2 this permit will receive an annual review by the Toquerville Planning Commission, 3 only one (1) training meeting will be permitted in each calendar month to be held at this address. Chair called for a motion.

Motion was given by Jerome Gourley to approve Home Occupation Permit for a Network Marketing Company at 982 S Peachtree for Ryan Garner with all conditions recommended by Staff. Motion was second by David Hawkins. Chair: Home Occupation Permit for a Network Marketing Company at 982 S Peachtree for Ryan Garner passed unanimously by Alex Chamberlain, David Hawkins, Jerome Gourley, and Keen Ellsworth.

3. Item: Application for Home Occupation Permit for Handyman business: Johnny Hansen in Cholla Creek area at 1234 Cholla Circle. The Staff recommendations for approval are, 1 this permit cannot be enlarged, expanded, or changed otherwise without express written consideration and permission of the Toquerville Planning Commission, 2 this permit will receive an annual review by the Toquerville Planning Commission. David commented that he saw no harm in approving this permit. Alex agreed and expressed inclination to approve as all was in order as far as we know. He recommended two additional conditions, 3 that Johnny still wants the permit, and 4 with conditional proof that his landlord still owns the property. Chair called for a motion.

12-17-14 PC Minutes Continued

Motion was given by David Hawkins to approve Home Occupation Permit for Handyman business: Johnny Hansen in Cholla Creek area at 1234 Cholla Circle with all conditions recommended by staff and additionally that Johnny still wants the permit, and that he brings in proof that the landlord still owns the land. Motion was second by Alex Chamberlain. Chair: Home Occupation Permit for Handyman business: Johnny Hansen in Cholla Creek area at 1234 Cholla Circle passed unanimously by Alex Chamberlain, David Hawkins, Jerome Gourley, and Keen Ellsworth.

4. Item: Application for Lot line Adjustment for Mike Ruesch at 200 W Sunset (Parcel #T-144-A-1), and Ken Powell at 612 S Mesa View Drive (Parcel #T-144-D-2). Staff recommendations are, 1 the property owner needs to provide a map showing both parcels before and after the lot line adjustment, 2 the lot line adjustment cannot create a new dwelling unit, 3 the lot line adjustment will not result in a violation of applicable zoning requirements. Applicant has shone all the above but Mike Vercimak also recommended that a final approved Mylar be provided. Chair called for a motion.

Motion given by Alex Chamberlain to approve Lot line Adjustment for Mike Ruesch at 200 W Sunset (Parcel #T-144-A-1), and Ken Powell at 612 S Mesa View Drive (Parcel #T-144-D-2) with all conditions recommended by Staff and on conditioned of providing a final approved Mylar was second by David Hawkins. Chair: Lot line Adjustment for Mike Ruesch at 200 W Sunset (Parcel #T-144-A-1), and Ken Powell at 612 S Mesa View Drive (Parcel #T-144-D-2) passed unanimously by Alex Chamberlain, David Hawkins, Jerome Gourley, and Keen Ellsworth.

5. Review and possible Approval of Conditional Use Permit for the month of December, 2014. Chair called for a motion.

Motion by Jerome Gourley to approve the annual review of the December HOCUP(s) with all conditions continued was second by David Hawkins: Sunroc Corporation – Russell Leslie; Conditional Use. Permit was found current and in compliance. Chair: The December HOCUPs passed unanimously by David Hawkins, Alex Chamberlain, Jerome Gourley, and Keen Ellsworth.

ADJOURNMENT: Chair Ellsworth declared the meeting adjourned.

Minutes of the Toquerville Planning Commission meeting of December, 2014, will be presented for review and approval in the January meeting.

Approved: _____

Chair Keen Ellsworth

Date: Feb 3, 2015

Attested: _____

Renee S. Garner, City Recorder

